

FOR LEASE

±18,000 – 36,000 SF

6 FORGE PARKWAY, FRANKLIN, MA

**R&D Flex/Industrial Warehouse
Build-to-Suit Opportunity**



Fully Permitted



BUILDING SPECIFICATIONS



Total Building Size:
±36,000 SF



Subdivisible To:
±18,000 SF



Building Dimensions:
180' x 200'



Land Area:
±6.45 acres



Clear Height:
24'



Column Spacing:
**40' x 50' (typical);
60' speed bay**



Loading:

- **Six (9'x10')** tailboard docks
- **Two (10'x14')** drive-in doors



Auto Parking:
51 spaces



Lighting:
**LED motion sensor;
minimum 30 FC**



Sprinkler:
ESFR



Power:
**800a; 277/480v; 3ph
(Expandable)**



Construction:
Precast concrete tilt-up panels



Roof:
**TPO membrane;
R-30 roof insulation**



Floor Slab:
6"; 3,000 PSI concrete



Zoning:
Industrial



Utilities:

- **Gas: Eversource**
- **Electric: National Grid**
- **Water/Sewer: Town of Franklin**

FLOOR PLAN | ±18,000 – 36,000 SF

Tenant 2

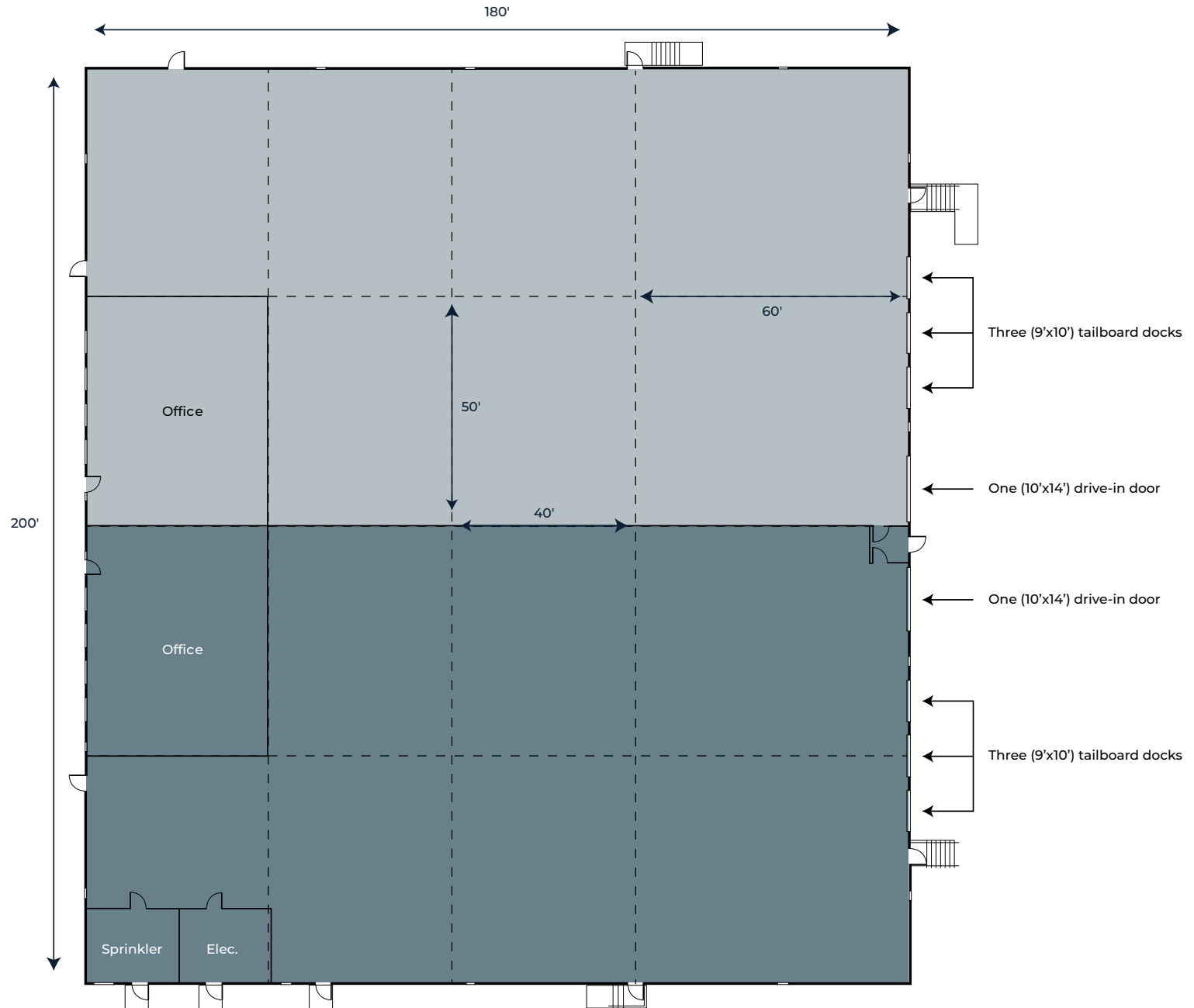
±17,250 SF

- Warehouse: ±15,250 SF
- Office: ±2,000 SF
- Loading:
 - Three (9'x10') loading docks,
 - One (10'x14') drive-in door

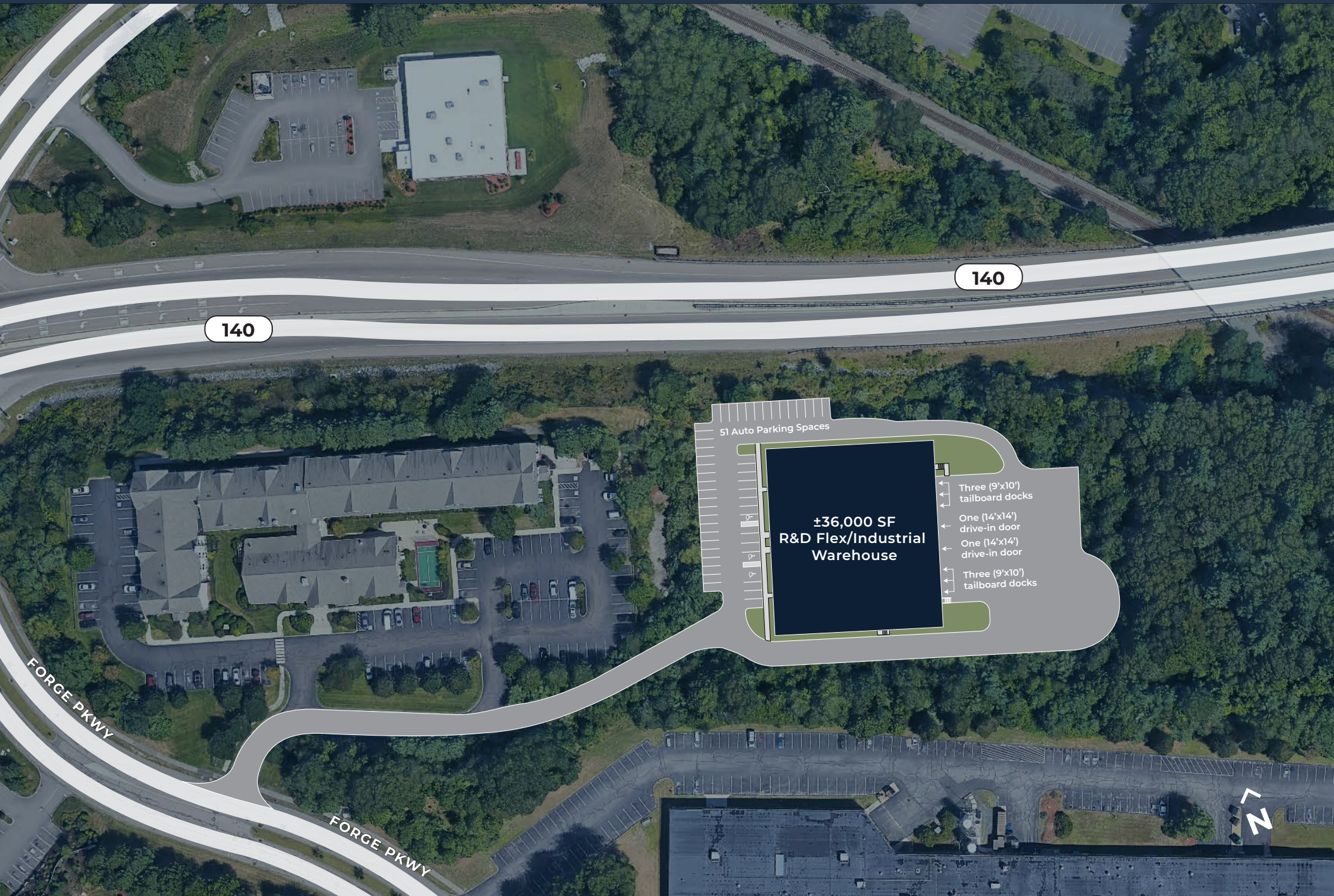
Tenant 1

±18,000 SF

- Warehouse: ±16,000 SF
- Office: ±2,000 SF
- Loading:
 - Three (9'x10') loading docks,
 - One (10'x14') drive-in door



SITE PLAN



ACCESS MAP



TO INTERSTATE 495

Key Distances

	Interstate 495	(0.9 miles 3 minutes)
	Interstate 95	(11.4 miles 12 minutes)
	Interstate 90	(16 miles 18 minutes)
	Providence, RI	(29 miles 34 minutes)
	Worcester, MA	(37.6 miles 42 minutes)
	Boston, MA	(45.7 miles 50 minutes)

LOCAL AREA



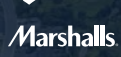
Franklin Village Plaza

STOP & SHOP

Bank of America



BOB'S FURNITURE



Entegris



iAutomation

FERGUSON

MATTRESSFIRM

Dynisco

Altium
Packaging

ThermoFisher
SCIENTIFIC

Residence INN
BY MARRIOTT

Ninety Nine
69



BJ's

Forge Park/495
Station



6 Forge Parkway
Franklin, MA

FOR LEASE

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